141.0	0002	0012.0	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	757,300 /	757,300
					USE VALUE:	757,300 /	757,300
					ASSESSED:	757,300 /	757,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
25		WALNUT TERR, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	LIN LIQIN &	
Owner 2:	ZHOU YANLING	
Owner 3:		
Street 1:	25 WALNUT TERR	
Street 2:		
Twn/City:	ARLINGTON	
St/Prov:	MA	Cntry:
Postal:	02476	Type:

Own Occ: Y

PREVIOUS OWNER

Owner 1:	CLARKE JANET I -
Owner 2:	-
Street 1:	25 WALNUT TERR
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains .165 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1952, having primarily Vinyl Exterior and 1782 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	7200.000	311,600	500	445,200	757,300
Total Card	0.165	311,600	500	445,200	757,300
Total Parcel	0.165	311,600	500	445,200	757,300

Source: Market Adj Cost | Total Value per SQ unit /Card: 425.02 | /Parcel: 425.02

Legal Description

Entered Lot Size

Total Land:

Land Unit Type:

User Acct	90528
GIS Ref	
GIS Ref	
Insp Date	10/22/08

!10879!

Parcel ID: 141.0-0002-0012.0

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	311,600	500	7,200.	445,200	757,300		Year end	12/23/2021
2021	101	FV	301,000	500	7,200.	445,200	746,700		Year End Roll	12/10/2020
2020	101	FV	301,000	500	7,200.	445,200	746,700	746,700	Year End Roll	12/18/2019
2019	101	FV	239,700	500	7,200.	445,200	685,400	685,400	Year End Roll	1/3/2019
2018	101	FV	239,700	500	7,200.	394,300	634,500	634,500	Year End Roll	12/20/2017
2017	101	FV	239,700	500	7,200.	330,700	570,900	570,900	Year End Roll	1/3/2017
2016	101	FV	239,700	500	7,200.	330,700	570,900	570,900	Year End	1/4/2016
2015	101	FV	224,700	500	7,200.	286,200	511,400	511,400	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	11:31:13

LAST REV

Date	Time
09/19/17	13:28:38
danam	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 10879

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
CLARKE JANET I,	63836-335		6/30/2014		580,000	No	No		Bernard Clarke d.o.d. 3/24/2004 Bk 63836 Pg 3
CLARKE JANET I	63836-328		6/30/2014	Convenience	1	No	No		
CLARKE BERNARD	33615-392		9/10/2001	Family	1	No	No		
	12822-360		1/1/1901			No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
7/13/2017	814	Re-Roof	6,175	C				

ACTIVITY INFORMATION

Date	Result	By	Name
5/14/2015	SQ Returned	MM	Mary M
10/22/2008	Meas/Inspect	345	PATRIOT
11/23/1999	Meas/Inspect	243	PATRIOT
1/1/1982		MS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	90528
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7200		Sq. Ft.	Site		0	70.	0.88	8									445,198						445,200	

Total AC/HA:	0.16529	Total SF/SM:	7200	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	445,198	Spl Credit		Total:	445,200

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	1T - 1 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	6 - Saltbox		
Roof Cover:	1 - Asphalt Shgl		
Color:	BEIGE		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1952	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G15	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	30	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	2	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	110.00
Size Adj.:	1.35000002
Const Adj.:	1.00689924
Adj $ / SQ:	149.525
Other Features:	86000
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	382784
Depreciation:	71198
Depreciated Total:	311586

COMMENTS

646-7654. OF = SINK IN BMT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units	1	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	6	BRs:	3	Baths:	2	HB					

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

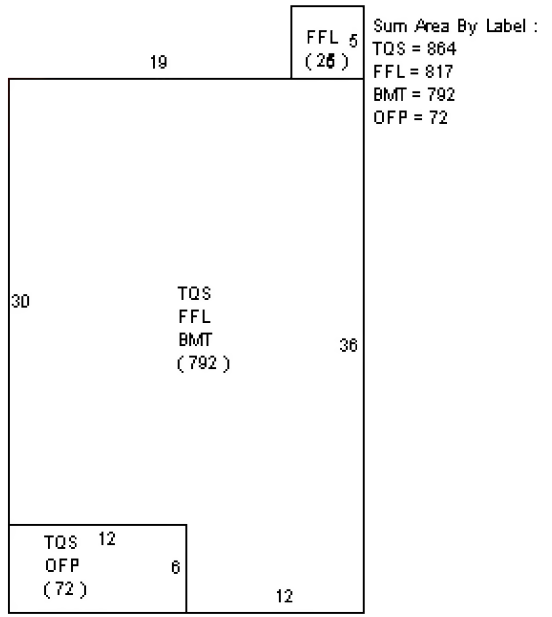
No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	164.48
Special Features:	0	Val/Su Net:	133.79
Final Total:	311600	Val/Su SzAd	212.70

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	817	149.520	122,162
BMT	Basement	792	50.600	40,074
TQS	3/4 Story	648	149.520	96,892
OFP	Open Porch	72	39.690	2,858

Net Sketched Area:	2,329			Total:	261,986
Size Ad	1465	Gross Area	2545	FinArea	1782

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	40	F	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:	Color:

SPEC FEATURES/YARD ITEMS

PARCEL ID

141.0-0002-0012.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
19	Patio	D	Y	1	10X22	A	AV	1960	3.95	T	40.8	101			500			500
2	Frame Shed	D	Y	1	8X10	A	AV	1980	0.00	T	31.2	101						

More:	N	Total Yard Items:	500	Total Special Featues:	Total: 500